

035.A

Map

0002

Block

0030.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 509,800 /

USE VALUE: 509,800 /

ASSESSed: 509,800 /

Total Card /

Total Parcel

509,800

509,800

509,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		HILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MANION MICHELLE M
Owner 2:	
Owner 3:	
Street 1:	50 HILTON STREET #1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	MUNDY JENNIFER L -
Owner 2:	-
Street 1:	50 HILTON STREET #1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1922, having primarily Wood Shingle Exterior and 867 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7416																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	509,800			509,800
Total Card	0.000	509,800			509,800
Total Parcel	0.000	509,800			509,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:	588.00	/Parcel:	588.00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	509,800	0	.		509,800		Year end	12/23/2021
2021	102	FV	495,400	0	.		495,400		Year End Roll	12/10/2020
2020	102	FV	488,200	0	.		488,200	488,200	Year End Roll	12/18/2019
2019	102	FV	506,300	0	.		506,300	506,300	Year End Roll	1/3/2019
2018	102	FV	448,300	0	.		448,300	448,300	Year End Roll	12/20/2017
2017	102	FV	409,100	0	.		409,100	409,100	Year End Roll	1/3/2017
2016	102	FV	409,100	0	.		409,100	409,100	Year End	1/4/2016
2015	102	FV	372,200	0	.		372,200	372,200	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNDY JENNIFER	101-18		8/16/2007		310,000	No	No		
BLANK DALE	1159-57		7/26/1996		265,975	No	No	Y	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUNDY JENNIFER	101-18		8/16/2007		310,000	No	No		
BLANK DALE	1159-57		7/26/1996		265,975	No	No	Y	

PAT ACCT.

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2014	1678	Manual	5,330					Repair rot on soff
8/17/2010	1005	New Wind	6,300					

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2014	1678	Manual	5,330					Repair rot on soff
8/17/2010	1005	New Wind	6,300					

ACTIVITY INFORMATION

Date	Result	By	Name
9/25/2018	Measured	DGM	D Mann
3/6/2000	Mailer Sent		
3/2/2000	Measured	197	PATRIOT
8/1/1990		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

aprob

2023

Type:	99	- Condo Conv	
Sty Ht:	2A	- 2 Sty +Attic	
(Liv) Units:	1	Total:	1
Foundation:	2	- Conc. Block	
Frame:	1	- Wood	
Prime Wall:	1	- Wood Shingle	
Sec Wall:			%
Roof Struct:	1	- Gable	
Roof Cover:	1	- Asphalt Shgl	
Color:	BEIGE		
View / Desir:	N	- NONE	

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt: 1922	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G12	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES		
Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 5		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

DEPRECIATION		
Phys Cond:	VG - Very Good	4.6 %
Functional:		%
Economic:		%
Special:		%
Override:		%
	Total:	4.6 %

CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	55000
Grade Factor:	1.10
NBHD Inf:	1.20000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	534400
Depreciation:	24582
Depreciated Total:	509817

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	532.64	
Special Features:	0	Val/Su Net:	588.00	
Final Total:	509800	Val/Su SzAd	588.00	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	867	403.520	349,848
Net Sketched Area:		867	Total:	349,848
Size Ad	867	Gross Area	867	FinArea
				867

SUB AREA DETAIL

[illegible]

IMAGE

